

PROJECT

NUMBER: Not Applicable

CASES: _____



*** INITIAL STUDY ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: Not Applicable Staff Member: Siranosian, Veronica

Thomas Guide: 557-560 and 586-590 USGS Quad: Thousand Oaks, Calabasas, Canoga Park, Malibu Beach, Point Dume, Topanga

Location: Parcels scattered throughout the unincorporated area of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary, with concentrations along Mulholland Highway at the intersections with Cornell Road, Troutdale Drive, and Cornell School Road; Topanga Canyon Boulevard between Santa Maria Road and Cheney Drive; the intersection of Las Virgenes Road and Brittany Court; the intersection of Agoura Road and Liberty Canyon Road; and north of the Ventura Freeway (US-101) west of Parkway Calabasas.

Description of Project: An amendment to the Santa Monica Mountains North Area Community Standards District allowing local-serving business uses, buildings, and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to the adoption of the zone changes associated with implementation of the North Area Plan, which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, to continue in a conforming status as long as the use does not change. The provision specifies that approval of a conditional use permit is required for expansion of the business that requires a building permit.

Gross Acres: 209

Environmental Setting: The topography of the parcels potentially affected by this amendment consists mainly of relatively flat lands, with some rolling and moderately steep hills. No perennial streams run through the parcels potentially affected by the amendment.

Zoning: R-I, A-I, O-S, R-R

General Plan: Non-urban, Open Space, Rural Communities

Community/Area wide Plan: OS, OS-P, OS-DR, N20, N10, N5, N2, N1

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>Not Applicable</i>	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u> <input type="checkbox"/> None <input checked="" type="checkbox"/> Regional Water Quality Control Board <input checked="" type="checkbox"/> Los Angeles Region <input type="checkbox"/> Lahontan Region <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Army Corps of Engineers <input checked="" type="checkbox"/> CA Dept. of Transportation <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <u>Trustee Agencies</u> <hr/> <input checked="" type="checkbox"/> None <hr/> <input type="checkbox"/> State Fish and Game <hr/> <input type="checkbox"/> State Parks <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/>	<u>Special Reviewing Agencies</u> <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> National Parks <input type="checkbox"/> National Forest <input type="checkbox"/> Edwards Air Force Base <input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area <input checked="" type="checkbox"/> City of Agoura Hills <hr/> <input checked="" type="checkbox"/> City of Calabasas <hr/> <input checked="" type="checkbox"/> City of Hidden Hills <hr/> <input checked="" type="checkbox"/> City of Los Angeles <hr/> <input checked="" type="checkbox"/> City of Malibu <hr/> <input checked="" type="checkbox"/> City of Westlake Village <hr/> <input checked="" type="checkbox"/> County of Ventura <hr/> <input checked="" type="checkbox"/> California State University, Fullerton <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/>	<u>Regional Significance</u> <input type="checkbox"/> None <input checked="" type="checkbox"/> SCAG Criteria <input type="checkbox"/> Air Quality <input type="checkbox"/> Water Resources <input checked="" type="checkbox"/> Santa Monica Mtns. Area <input type="checkbox"/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <u>County Reviewing Agencies</u> <hr/> <input type="checkbox"/> Subdivision Committee <hr/> <input type="checkbox"/> DPW: <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/> <input type="checkbox"/> <hr/>
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IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Changes or New Information Requiring Preparation of an EIR			
			New Information Showing Ability to Reduce Effects			
			New Information Showing Greater Significant Effect			
CATEGORY	FACTOR	Pg				Change Requiring Major EIR Revisions
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

- Designation: Applicable only to individual development projects.
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of
printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ **ADDENDUM TO NEGATIVE DECLARATION**, inasmuch as the proposed project is a minor technical change or addition to the adopted Community Standards District.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that none of the conditions described in CEQA Section 15162 calling for the preparation of a subsequent EIR or negative declaration exist.

- ☐ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ **MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____ Date: _____

Approved by: Gina M. Natoli Date: _____

- ☐ Determination appealed – see attached sheet.

***NOTE:** Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS		Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a.	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Is the project site located in an area containing a major landslide(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Is the project site located in an area having high slope instability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The topography of the parcels potentially affected by this amendment consists mainly of relatively flat lands, with some rolling and moderately steep hills. Some of the parcels potentially affected are in landslide or liquefaction zones. No fault traces cross the subject parcels and no parcels are located in seismic zones.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 2. Flood

SETTING/IMPACTS						
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in or subject to high mudflow conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Could the project contribute or be subject to high erosion and debris deposition from run off?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project substantially alter the existing drainage pattern of the site or area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors (e.g., dam failure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

A few of the subject parcels contain major drainage courses. A few of the subject parcels contain 100-year floodplains.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 3. Fire

SETTING/IMPACTS	HAZARDS - 3. Fire					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Does the proposed use constitute a potentially dangerous fire hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

All of the parcels potentially affected by the amendment are located in a Very High Fire Hazard Severity Zone.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 4. Noise

SETTING/IMPACTS	New Information Showing Greater Significant Effects than Previous EIR(s)					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Some of the parcels potentially affected by this amendment are near the Ventura Freeway (US-101).

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 1. Water Quality

SETTING/IMPACTS	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will the proposed project require the use of a private sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The subject parcels may use onsite wastewater treatment systems. A few of these parcels are located in close proximity to drainage courses.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 2. Air Quality

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The proposed amendment does not authorize new development in an area where it was not previously allowed.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

RESOURCES - 3. Biota

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Does the project site contain oak or other unique native trees (specify kinds of trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other factors (e.g., wildlife corridor, adjacent open space linkage)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The subject parcels contain portions of SEA Nos. 3, 4, 5, 6, 8, 9, and 12. No construction is proposed as part of the project. The subject parcels contain many waterways throughout portions of the Malibu Creek watershed. The parcels also contain Southern Coast Live Oak Riparian Forest, Southern Riparian Forest, Valley Needlegrass Grassland, and Valley Oak Woodland. Other native trees on the parcels are Coast live oak, valley oak, western sycamore, southern California black walnut, and California juniper. The project site is a habitat for southern California rufous-crowned sparrow, pallid bat, golden eagle, coastal western whiptail, Branton's milk-vetch, burrowing owl, round-leaved flarea, slender mariposa lily, Plummer's mariposa lily, monarch butterfly, San Bernardino ringneck snake, Agoura Hills dudleya, Santa Monica Mountains dudleya, southwestern pond turtle, spotted bat, western mastiff bat, California mountain kingsnake, San Diego desert woodrat, Lyon's pentachaeta, Coast horned lizard, coastal California gnatcatcher, two-striped garter snake, Sonoran maiden fern, and Santa Monica grasshopper. The subject parcels are also part of the Liberty Canyon wildlife corridor.

CONCLUSION

☐ Subsequent/Supplemental EIR ☒ Addendum EIR/ND ☐ No Additional Analysis

MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☒ ERB/SEATAC Review

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Does the project site contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project site contain known historic structures or sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Natural features that indicate potential archaeological sensitivity are found on some of the subject parcels. There is an indication of potential paleontological resources due to geologic features on some of the subject parcels. None of the parcels potentially affected by this amendment are registered as historic-cultural monuments.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 5. Mineral Resources

NOT APPLICABLE

SETTING/IMPACTS	NOT APPLICABLE					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

There are no known mineral resources affected by the project.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

None of the subject parcels contain or border prime or unique farmland and none is designated as being of statewide or local importance.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Is the project likely to create substantial sun shadow, light or glare problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors (e.g., grading or land form alteration)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Several parcels potentially affected by the amendment are located along Mulholland Highway, a state-designated County Scenic Highway. A few of the parcels are visible from segments of the Topanga-Henry Ridge Trail (proposed), Backbone Trail, Saddleback Trail (proposed), and the Calabasas-Cold Creek Trail (proposed). A few parcels have proposed trail routes within their boundaries. None of the subject properties contain unique aesthetic features. A 35-foot height limit will ensure that projects on the subject properties are not out of character with adjacent uses, and will not create substantial sun, shadow, light, or glare problems.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 1. Traffic/Access

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will the project result in any hazardous traffic conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Will the project result in parking problems with a subsequent impact on traffic conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors? Change of primary access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The amendment will allow expansion of the subject businesses, potentially contributing to traffic/access problems. Such expansions will require approval of a conditional use permit to ensure that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. If served by a community sewage system, could the project create capacity problems at the treatment plant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Could the project create capacity problems in the sewer lines serving the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Some of the subject parcels will be on sewers. The amendment will allow expansion of the businesses, which may impact sewage disposal systems. Any such expansion will require approval of a conditional use permit to ensure that the proposed site is served by public or private service facilities as are required.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 3. Education

SETTING/IMPACTS						
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create capacity problems at the district level?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Could the project create capacity problems at individual schools which will serve the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project create student transportation problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project create substantial library impacts due to increased population and demand?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The amendment is concerned with local-serving businesses, and does not impact school enrollment or increase population.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any special fire or law enforcement problems associated with the project or the general area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The project does not increase the number of possible local-serving businesses. Extensions, expansions, or enlargements of the land, building, or structure will require a conditional use permit to ensure that such changes do not jeopardize public health, safety, and general welfare. The parcels potentially affected by the amendment are all located within a Very High Fire Hazard Severity Zone

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project create problems with providing utility services, such as electricity, gas, or propane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Are there any other known service problem areas (e.g., solid waste)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

OTHER FACTORS - 1. General

SETTING/IMPACTS		Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a	Will the project result in an inefficient use of energy resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Will the project result in a major change in the patterns, scale, or character of the general area or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c	Will the project result in a significant reduction in the amount of agricultural land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d	Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The project does not increase the number of local-serving businesses and requires that any extension, expansions, or enlargement of the land, building, or structure is consistent with the goals and policies of the North Area Plan and that the use is local-serving and consistent with the goals and policies of the North Area Plan.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS	New Information					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Are any hazardous materials used, transported, produced, handled, or stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have there been previous uses which indicate residual soil toxicity of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The amendment allows local-serving businesses to continue and expand. Some of these businesses may involve hazardous materials.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS		Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a.	Can the project be found to be inconsistent with the plan designation(s) of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Can the project be found to be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Can the project be found to be inconsistent with the following applicable land use criteria:						
	Hillside Management Criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	SEA Conformance Criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The amendment is being proposed because some uses were inadvertently made inconsistent with the implementation of Ordinance 2002-0062Z. The allowable local-serving businesses are consistent with the Plan's land use policy map.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Could the project require new or expanded recreational facilities for future residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The project includes the potential expansion of use, building, or structure, which could affect employment. Local-serving businesses were already considered in the Neg. Dec. to the CSD, and were found to have a less than significant impact. This amendment will not allow any uses more intense than what was previously allowed or any increase in the number of possible businesses, so there is no change or new information regarding employment that would require preparation of an EIR. Since the project will allow service providers to be closer to customers, VMT would likely decrease rather than increase.

CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

MANDATORY FINDINGS OF SIGNIFICANCE

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
SETTING/IMPACTS						
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. projects.						
c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The project does not allow new uses on previously-vacant land.

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis